

UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



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OWNER/DEVELOPER

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R&R TACTICAL, LLC
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SARATOGA SPRINGS, UT 84045
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rrtactical@outlook.com

STEEL RIDGE PLAZA - AMENDMENT 3

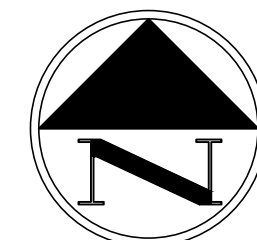
AMENDING LOT 1A OF STEELE RIDGE PLAZA - AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP

NTS



(IN FEET)

1 inch = 40 ft.

DATA TABLE		
TOTAL PROJECT AREA	3.39 ACRES	147,574 SF
SENSITIVE LANDS	0 ACRES	0 SF
ROW AREA	0 ACRES	0 SF
LOTS	2	0 SF

GENERAL NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____," WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ [GEOTECHNICAL ENGINEER], WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ABUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.

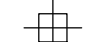
LEGEND



SECTION CORNER



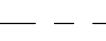
NEW STREET MONUMENT



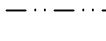
REFERENCE MONUMENT



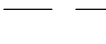
CENTERLINE



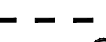
RIGHT OF WAY



SECTION LINES



PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)



BOUNDARY LINE



EXTERIOR PROPERTY CORNER

SHEET
1 OF 1

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF)

ON THIS ____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME,

PRINT NAME

TITLE

ENTITY

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE

PRINT NAME AS COMMISSIONED

A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTURY LINK

APPROVED THIS ____ DAY OF _____, A.D., 20____.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY OF _____, A.D., 20____.

COMCAST CABLE TELEVISION

PLANNING DIRECTOR

APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE SARATOGA SPRINGS PLANNING DIRECTOR.

PLANNING DIRECTOR

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE SARATOGA SPRINGS CITY ENGINEER.

CITY ENGINEER

LAND USE AUTHORITY

APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE SARATOGA SPRINGS LAND USE AUTHORITY.

LAND USE AUTHORITY

FIRE CHIEF

APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE SARATOGA SPRINGS FIRE CHIEF.

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE SARATOGA SPRINGS CITY ATTORNEY.

SARATOGA SPRINGS ATTORNEY

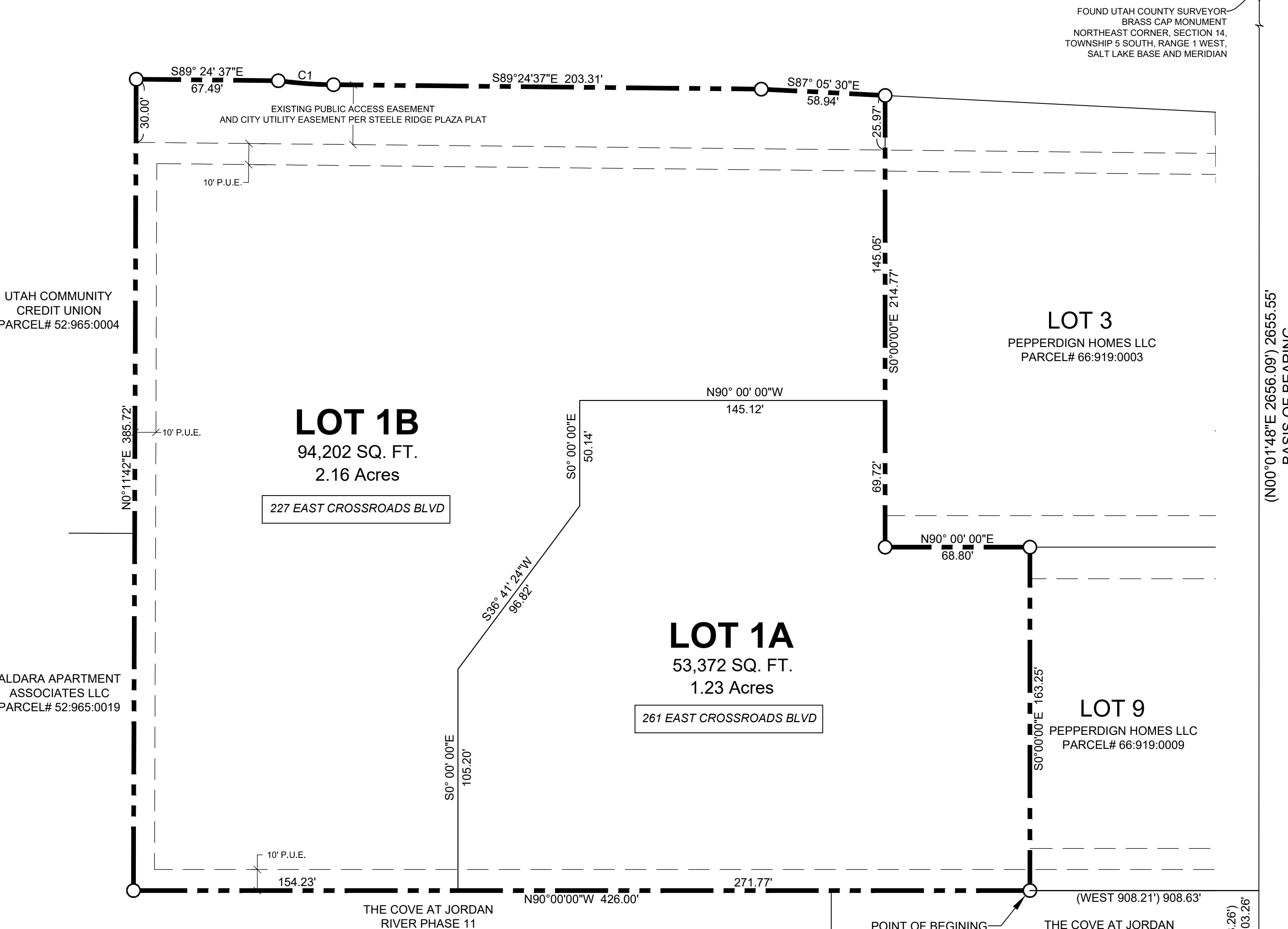
LEHI CITY POST OFFICE

APPROVED THIS ____ DAY OF _____, A.D., 20____, BY THE POST OFFICE.

LEHI CITY POST OFFICE REPRESENTATIVE

CROSSROADS BLVD

(A 120' PUBLIC RIGHT-OF-WAY)



FOUND UTAH COUNTY SURVEYOR
BRASS CAP MONUMENT
NORTHEAST CORNER, SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

(N00°01'48"E 2656.00') 2655.55'

BASIS OF BEARING

LOT 3
PEPPERDIGN HOMES LLC
PARCEL# 66:919:0003

LOT 9
PEPPERDIGN HOMES LLC
PARCEL# 66:919:0009

(WEST 908.21') 908.63'

THE COVE AT JORDAN RIVER PHASE 8

(WEST 908.21') 908.63'

THE COVE AT JORDAN RIVER PHASE 11

THE COVE AT JORDAN RIVER PHASE 11

THE COVE AT JORDAN RIVER PHASE 11

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ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO APPROXIMATE THE LOCATION OF ENBRIDGE'S RIGHT-OF-WAY/EASEMENT(S) AND EXISTING UNDERGROUND FACILITIES BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20____.

BY- _____

TITLE- _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THAT PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, 20____.

BY- _____

TITLE- _____

FOUND UTAH COUNTY SURVEYOR
BRASS CAP MONUMENT
EAST QUARTER CORNER, SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
BENCHMARK=4501.12'

(N00°01'48"E 803.26')

BASIS OF BEARING